

TRANSFER  
TAX  
PAID

51-63

WARRANTY DEED  
Joint Tenancy

002523

KNOW ALL MEN BY THESE PRESENTS, that we Arthur R. Bragg and Patricia A. Bragg of Waterville, County of Kennebec and State of Maine in consideration of One Hundred Twenty-Four Thousand Nine Hundred Dollars (\$124,900) and other valuable consideration paid by Brian J. Morin and Jacqueline T.S. Morin of Oakland, County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Brian J. Morin and Jacqueline T.S. Morin, their heirs and assigns forever:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot No. 44 on a Plan of Mayflower Realty Company, which Plan is duly recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8.

The Lot herein conveyed is subject to certain covenants and restrictions as are more particularly described or referred to in the Warranty Deed from Robert J. Carey dated January 16, 1975 and recorded in the Kennebec County Registry of Deeds, Book 1790, Page 263.

Being the same premises acquired by the Grantors herein by Warranty Deed in Joint Tenancy from Fred M. Petra and Shirley S. Petra which Deed is dated November 1, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2519, Page 112.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Brian J. Morin and Jacqueline T.S. Morin, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Brian J. Morin and Jacqueline T.S. Morin, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Arthur R. Bragg and Patricia A. Bragg, joining herein as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this       day of August, 1994.

Signed, Sealed and Delivered  
in presence of

Colin M. Hain

Arthur R. Bragg  
Arthur R. Bragg

Kenn L. Foster

Patricia A. Bragg  
Patricia A. Bragg

STATE OF MAINE,  
Kennebec, ss.

August       , 1994

Then personally appeared the above named Arthur R. Bragg and Patricia A. Bragg and acknowledged the foregoing instrument to be their free acts and deeds.

Before me,

L. Patricia Heard  
Notary Public

RECEIVED KENNEBEC SS.

24 AUG 29 AM 9:00

ATTEST: Harold Reed Thomas  
REGISTER OF DEEDS

L. PATRICIA HEARD  
Notary Public - State of Maine  
Printed Name  
My Comm. Exp. 12-5-2000